

BUILDERS BUY SITE FOR PARK AVENUE APARTMENT

W. E. Roosevelt Takes 86th Street Apartment House in Trade for His Park Avenue and 54th Street Corner

Park avenue is to have another high class apartment house, this one to be at the southwest corner of Fifty-fourth street on a plot 100x511.5 which was purchased yesterday by the Putnam Construction Company, Samuel Herzog, president, from W. E. Roosevelt, who assembled the plot a year ago. This site includes 289 Park avenue and 190 to 108 East Fifty-fourth street, covered now by six dwellings. Adjoining this property on Park avenue is a twelve story apartment hotel erected by the Putnam Construction Company, a Potter-Cheselbrough-Mordcau concern, and one block south is the new Montana apartment. Just across Fifty-fourth street at the northeast corner is a new twelve story apartment which was erected by the Swann-Brown Company on a plot which Mr. Roosevelt sold to them two years ago.

In buying the Park avenue site the builders dispose of their newly completed apartment house on Eighty-sixth street between Madison and Park avenues, which they give to Mr. Roosevelt in part payment for his plot. This building is at 68 and 70 East Eighty-sixth street, is twelve stories high and covers a plot 62x100.5. It is known as the Westminster.

Henry D. Winans & May negotiated the trade.

SMALL CITY PARCELS SOLD.

ELEVENTH AVENUE.—The Herman Arms Company has sold for Adella S. Nozka 602 Eleventh avenue, a five story tenement with store, on lot 18.5x70, located 60 feet south of Forty-fifth street.

WEST FIFTH STREET.—The H. M. Weil Company has sold for William J. Conners and Christian E. Thelen, trustees of P. A. Goughan, 343 and 345 West Fifty-sixth street, a six story stable, on lot 26.2x85.5, between Ninth and Tenth avenues.

WEST FIFTH STREET.—The H. M. Weil Company has sold for J. Giordano 519 West Twenty-seventh street, a five story tenement, on lot 25x85.5, near Tenth avenue.

EAST FIFTH STREET.—Mary Stasny is reported to have sold 215 East Seventy-fifth street, a four story tenement, on lot 25x102.2.

INVESTOR BUYS BRONX FLAT.

A. J. Madden and John Davis have sold for James T. Barry to an investor 1429 Bryant avenue, a five story flat, on lot 50x100. It was sold at \$26,000.

TRADING IN BROOKLYN.

The H. M. Weil Company has sold 473 Union street, a four story tenement, for the Lawyers' Mortgage Company, to Antonio Silano. The same broker sold 162 Hawthorne street, a dwelling, for a Mr. Howe to a client for occupancy.

BUYS MT. VERNON HOME.

Alma Gluck, the grand opera soprano, has bought 109 Overlook street, Mount Vernon, N. Y., from Louise E. Packer.

FACTORY IN BROOME ST. LOFT.

Plans have been filed by S. Edison Gage, architect, for a factory in the five story second and loft building at 462 and 464 Broome street, owned by Edward W. C. Arnold. The cost of making the change has been estimated at \$12,000.

\$15,000 BRONX DWELLING.

Moore and Landis, architects, have filed plans with the Bronx bureau for a two story brick store and dwelling 25x85.10 in size to be built at the southeast corner of Thirtieth street and Longwood avenue, for John Lynch at an estimated cost of \$15,000.

CITY DWELLINGS RENTED.

Fraser & Ellman have leased for Francis E. Ryder to J. N. Rosenberg the four story dwelling at 449 West End avenue, between Eighty-first and Eighty-second streets.

The H. M. Weil Company has leased the four story dwelling at 143 West Sixty-third street to M. Volon.

E. C. Senior & Co. have leased the three story dwelling at 152 West Sixty-fifth street to Kuhl Peters.

CHapel on West 76th Street.

The Church of the Divine Inspiration of America has leased from Mrs. E. Monroe Hand the four story and basement dwelling at 324 West Seventy-sixth street, near Riverside Drive, for a term of four years. The house will be extensively altered and converted into a chapel at an estimated cost of \$15,000. Plans for the alteration are being prepared by Paul B. La Velle.

TO BUILD ON LEASED PLOT.

Burrows, Neely & Co. have leased from Emelia J. G. Stoltz the property at 728 Lexington avenue, adjoining the southwest corner of Fifty-ninth street, for a term of seven years. The lessees will erect a modern building on the site, which measures 20x75.

BUSINESS PROPERTY LEASED.

The Willard S. Burrows Company has leased to the Childs Company the property at 127 Seventh avenue for a term of

CANNON BALL FAR BELOW STREET.

Realty Records Show How It Probably Came to Be There.

While working forty feet below street level near the Broadway and Pine street corner of the excavation for the new Equitable building, a workman dug up an old four inch cast iron cannon ball a few days ago, evidently buried there since Revolutionary days.

It is known that there was a considerable quantity of war munitions in the neighborhood in the troublous times around 1775 and 1776. In June of 1775, Colonel Marinus Willett captured a quantity of arms and ammunition from the British at the corner of Broadway and Beaver street. This was loaded on carts, marched up Broadway and dumped in the then vacant lot at the northwest corner of Broadway and John street in which Abraham Van Dyk had an open air bowling alley. It is not known how long they remained there, but it is supposed it was only for a short time and that they later became a part of a collection placed under the care of Jacobus Stoutenburgh in the City Hall.

W. H. Lockwood, in charge of the plant of old records of the Title Guar-

ACTIVE BROOKLYN MARKET.

All Grades of Property in Good Demand—B. R. T. Made Big Purchase.

Activity in the Brooklyn real estate market last week seemed to bear out the forecast of optimistic brokers that the market would begin to pick up immediately after election. The subways, which are the incentive for their optimism, figured prominently in a deal negotiated by one of the companies which is to operate a part of the dual system. In fact it was the subways that compelled the deal. The property referred to is the ninety acre plot of meadow and upland in the Gravesend Bay section of Brooklyn which was bought by the Brooklyn Rapid Transit for the purpose of providing a suitable terminal for the four tracked Sea Beach line and others which operate to Coney Island. This deal involved an expenditure of about \$250,000.

An interesting lease in this same section was that of a block front on Surf avenue, Coney Island, which is to be developed into an amusement park. The demand for property generally was diversified, transactions including every kind of real estate being reported from every part of the borough. Building operations continued to make a good showing.

BROOKLYN PROPERTY DEMAND.

Investors Buying in Section Adjacent to the Borough Line.

Investors are showing interest in that section of the city adjacent to the Brooklyn and Queens borough line, and particularly Ridgewood. Sales reported by Schreiber & Westhall show that all classes of property are in demand. The brokers have sold the three family brick dwelling at 461 Grove street for Clara Schoeck to Mary T. Schreiber and resold same to Andrew Tschernie for investment. An investor has bought the Queen Anne cottage at Dry Harbor road and Queens avenue, Glendale, on plot 30x97, from Mary Kihn; C. Doenecke has purchased from L. Higham a plot at the northwest corner of Catalpa and Arthon avenues, upon which he will erect six three family semi-detached dwellings.

The two family dwelling at 288 Catalpa avenue was sold by the same brokers for Alfred Huber to Louis Burkard and resold to Joseph Stravitsch, the six family brick flat at 103 George street was sold for the Strittmatter estate to Robert Roos and the three story brick flat at the corner of Edsall and Buchanan avenues was sold for H. Bruggner to a client for investment.

PROPERTY OWNERS GUARDED AGAINST HIGH BUILDINGS.

New York One of the Few Large Cities of the Country Which Have No Power to Prevent Ruination of Whole Neighborhoods

In the mass of information collected by the Heights of Buildings Commission, which was appointed by the Board of estimate, the question of districting stands out as importantly as any other detail upon which the experts in city planning who have given their views have laid emphasis. With very few exceptions the men who have been questioned by the commission have urged the adoption of some plan of segregating buildings according to height, use and occupancy in New York city as a protection of the rights of property owners.

It has been pointed out to the commission that because of the lack of districting regulations many of New York's most beautiful residential neighborhoods have been spoiled by the indiscriminate erection of loft buildings and soaring apartment houses. For this reason, it is ar-

gued, Manhattan is losing its prestige as a residential borough, and people who prefer to live in their own houses rather than in apartments are moving to New Jersey, Long Island and other outlying sections.

The owners of private dwelling houses, say the experts, do not know at what time a big apartment house or a loft building will be put up alongside them, cutting off their light and affecting their air supply. It is this insecurity of protection against encroachments, the proponents of districting say, that has caused the loss of thousands of dollars through the destruction of houses in their youth, so to speak, before they have existed a quarter of their natural lives.

The Heights of Buildings Commission through its secretary, George B. Ford, and his investigators, has gathered data on districting from a majority of the twenty odd cities in this country where districting laws are in force.

In Washington, which visiting foreigners as a rule find the most beautiful of American cities, the Commissioners of the District of Columbia have full power and, indeed, are directed to denigrate portions of streets as business streets, but so stringent are the protective restrictions that the Commissioners may only so designate a street when the greater part of a frontage not less than three blocks in length is used for business purposes and where a portion of a street has already been designated a business street and there exists adjoining a block or more whose frontage is used for business purposes.

There are now in Washington about seventy portions of streets which are classified as business streets. All the streets in the District of Columbia that are not so designated are considered residential streets. There is, however, no statutory provision in the District which restricts the development of business streets to business purposes or of residential streets to residence purposes. Owners are free to develop their property as they see fit. The beneficial effect of these restrictions in the national capital is obvious. The splendid wide spaces, the vistas, undisturbed by unsightly skyscrapers and misplaced "business blocks," give Washington a character and a distinction which only the strict enforcement of districting regulations could preserve.

In Baltimore the regulations governing districting have been evolved from the most painstaking considerations looking to the protection of the health of the citizen. They are most stringent. In this regard the most notable safeguard is the provision which forbids the granting of a permit for the erection of any building which comes under certain classifications except with the approval of the Mayor, and even in granting his approval the Mayor makes certain specifications as to location of the building that he considers as necessary to safeguard the interests of the public.

Following is the classification which is considered one of the most important sections of the building code of Baltimore:

Hospitals and buildings for the treatment of the feeble minded, sanitariums, livery stables, sale and boarding stables, garages, automobile stations or the places for the keeping of vehicles of any kind

which are propelled by motive power, the intention of which is for any other purpose than the housing of not more than two machines or vehicles to be used for private purposes only by the person upon which the experts in city planning who have given their views have laid emphasis. With very few exceptions the men who have been questioned by the commission have urged the adoption of some plan of segregating buildings according to height, use and occupancy in New York city as a protection of the rights of property owners.

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English Type Homes Just Completed at Grenwolde and the New Sound Shore Casino



CLUB LIFE OF WESTCHESTER.

To Be Shown in Paintings at Country Life Exposition.

Morgan Bos, scenic artists, who are preparing a series of landscapes of Westchester county for the Country Life Permanent Exposition, have received an order from Robert E. Farley, president of the exposition, for a painting showing the club life of the county. It is planned to show many of the golf clubs, including Knollwood, Gedney Farm, Scarsdale, Apawamis, Ardley and Sleepy Hollow; also the American Yacht Club, the New Rochelle Yacht Club and the Larchmont Yacht Club.

In Westchester county there are twelve golf clubs and four yacht clubs, and it is the plan of an exposition to show these various clubs in a general painting. One of the artistic features in the decorating of the exposition space is the development of a pergola 150 feet long leading up to the model house, which will be furnished by the various exhibitors.

Robert H. Sexton, managing director, announces that the exposition will be open to the public early in December.

EXTENSION TO PARK HILL.

New Section Toward Dunwoodie to Be Developed.

The American Real Estate Company is just completing an attractive addition to its property at Park Hill. One of the most beautiful avenues, Hillcrest, has been extended on the north to connect with Rumsey boulevard, thus making a short cut to the Dunwoodie Club, and at the same time, opening up one of the most attractive districts in Park Hill.

George Howe, manager of the property, says that this new district will be rapidly improved by the company. The development of this street represents the final development of the park as originally laid out.

BUYERS AT BRIGHTWATERS.

The T. R. Ackerson Company reports having sold at Brightwaters, L. I., water front plots to William Woodward of Summit, N. J., Ambrose L. O'Shea and William Spedding of New York; also a plot 70x200, on Windsor avenue, to L. Bruce Moore of Virginia and adjoining plots to G. C. Parkinson and H. L. Norton; also a plot 129x129, on South Bay avenue, to R. L. Snodgrass and a plot, 165x400, on West Lake Drive, to E. W. Line; also an eight room semi-bungalow on Brooklyn Boulevard, on plot 100x140, to Hubert De Kock, and a plot on Richland Boulevard, to E. J. & K. Dalgleish.

TO DEVELOP LAWRENCE ESTATE.

American Real Estate Co. to Have Another Section of Fine Homes.

The old Lawrence mansion, located on Riverside avenue and Valentine lane in South Yonkers, is being torn down. The passing of this famous old home marks a most interesting phase of real estate evolution of Westchester. Years ago this estate was the country home of the well known Lawrence family and was the scene of many large social gatherings and house parties.

The amazing growth of New York northward and of Yonkers southward has hemmed in this famous estate with fine modern suburban homes and apartment houses. Some years ago the heirs of the Lawrence estate realized the inevitable and planned an extensive development of the property. Beautiful paved streets with every modern city improvement were laid out through the property and this work was pushed forward rapidly until it is now entirely completed, including even city lighting.

The American Real Estate Company recently announced the purchase of this property and is about to put it on the market for sale. The southerly half will be restricted to private houses and the northerly half will be devoted to apartments and two family houses.

MIGHT HAVE HAD A BOOM.

1918 Would Have Been Westchester's Greatest Year but for Money Market.

The scarcity of money in the realty market has been a great drawback to Westchester during the current year. Much building of both residential and commercial character has been deferred for the time because of the inability of builders to get financial help for their enterprises. Home builders have felt the stringency the most, for it is as a home section that Westchester is developing. In the last few years many dwellings have been built here and extensive tracts of land laid out for residential development.

Had money been plentiful it is said that 1918 would have been the greatest year Westchester builders ever had. The outlook is good for the coming year, according to L. Ward Prince, secretary of the companies which are developing Scarsdale and Gedney Farm. Mr. Prince said that selling at Scarsdale and Gedney Farm would have been great had building loans been obtainable. Despite this the last ten months have been the best his companies have had. Sales at Scarsdale doubled and at Gedney Farm expectations were more than equalled.

Recently Built at Kensington for Dr. E. B. Prattiss



Attractive New Group at Estates of Great Neck

